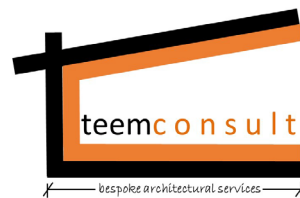




## PLANNING FIRE SAFETY STRATEGY

93 Overton Road, London, SE2 9SF



Part one/part two storey side and rear extension and conversion of property to provide 1 x 2 bedroom and 1 x 3 bedroom two storey dwellings.

93 Overton Road

London

SE2 9SF

For

**Mr & Mrs Adeleye**

*ISSUE 1*

prepared by:

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**September 2023**

## 1. INTRODUCTION

This statement has been prepared by Teem Consult Ltd on behalf of Mr & Mrs Adeleye to support the application for Part one/part two storey side and rear extension and conversion of property to provide 1 x 2 bedroom and 1 x 3 bedroom two storey dwellings.

The property is currently a 3-bedroom semi-detached residential dwelling. This Fire Safety Statement is produced to fulfil the requirements of Policy D12 (A) of the London Plan, as adopted March 2021. It is proposed that this document will be presented alongside the Fire Strategy Plan to the client and future occupiers as part of the Health and Safety reference manual for the premises.



## CONDITION 1

### 1a) Indicates where fire and rescue service pumping appliances can be sited:

This can be sited along the main road near the property as indicated in the diagram below.



### 1b) Indicate an outside evacuation assembly point:

This can be located opposite the property as indicated in blue in the figure below.



## **CONDITION 2**

### **Features to reduce risk to life, including fire alarms and passive and active fire safety measures.**

Statutory Building Regulations Compliance to be adhered to including Means of escape, Smoke alarms, Common stairs and corridors, B5- Access and facilities for the fire brigade & Regulation 38 - Fire safety info.

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be installed. At least one smoke detector to be provided in each hallway and landing. In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5 m from the nearest detector and no bedroom door should be further than 3 m from the nearest smoke alarm. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen. Grade D2, LD2 standard alarms to be provided if required by BCO.

The doors leading to habitable rooms off the hallway will be replaced with 30 minute fire doors.

## **CONDITION 3**

### **Construction in a manner to minimise risk of fire spread**

All building and construction materials to be applied to comply with relevant Building Regulations. All proposed works to the application site will comply with Part B to reduce the risk of fire spread.

All internal doors forming part of the enclosure to a protected stairway are to be FD30.

All structural elements (floors/walls/beams) are to be fire resistance to at least 30mins, achieved by using fire rated plasterboard and plaster finishes at least 12.5mm thick.

No beams are to be exposed and all beams will be painted with fire protection.

## **CONDITION 4**

### **Suitable and convenient means of escape**

The residential escape comprises escape from the dwelling in the event of a fire. Doors and windows to rear and front of building at ground floor level suitable for escape in event of a fire.

## **CONDITION 5**

### **An evacuation strategy**

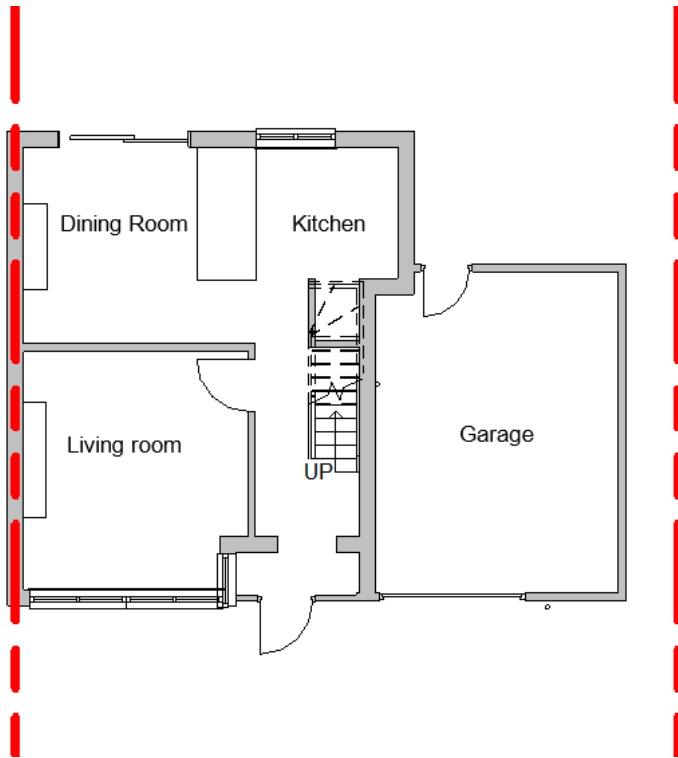
In the instance of fire, any persons within the property are able to escape from any floor of the property to the rear of the garden or the pavement at Overton via the secure stairway and out through any ground floor window or door.

## **CONDITION 6**

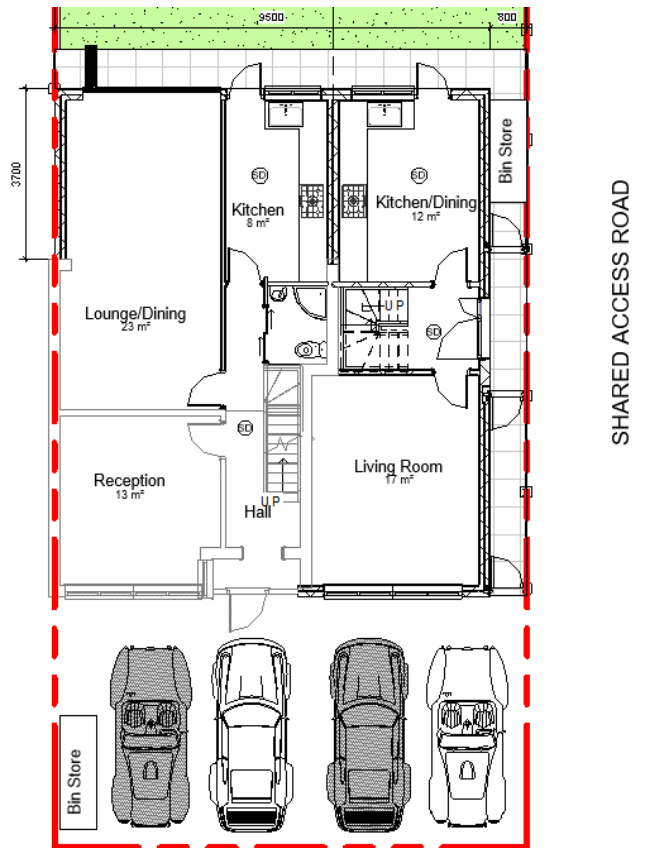
### **Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development**

The fire brigade is able to gain access to the property via Overton Road and park their appliance 7.5m from the front door. Additionally, contractors to identify scope for fire hydrant installation where practical. These details will be contained within a Home Fire Safety Pack kept in the Owner's Manual for safe keeping.

**Policy D12 (B) is not applicable to this application.**



**Existing ground Floor Plan**



Proposed ground Floor Plan